



MINUTES

**Joint Workshop Meeting
City of Bryan and City of College Station
Planning & Zoning Commissions
Monday, May 18, 2015, at 11:30 a.m.
Council Chambers, Bryan Municipal Office Building
300 S. Texas Avenue, Bryan, Texas**

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription*

1. Call to order.

Chairperson Hickle called the Bryan Planning and Zoning Commission to order at 11:34 am.

Chairperson Kee called the College Station Planning and Zoning Commission to order at 11:35 am.

2. Introduction of City of Bryan and City of College Station Planning and Zoning Commissioners and staff.

Commissioners and staff from the City of Bryan and the City of College Station introduced themselves.

City of Bryan Commission members present: Mr. Scott Hickle, Mr. Leo Gonzalez, Mr. Kevin Krolczyk, Ms. Nancy Hardeman, Mr. Kyle Incardona, and Mr. Pete Bienski.

City of Bryan Commission Members absent: Mr. Prentiss Madison, Mr. Bobby Gutierrez, and Mr. Robert Swearingen.

City of Bryan staff members present: Mr. Martin Zimmermann, Planning Manager; Ms. Lauren Crawford, First Assistant City Attorney; Mr. Matthew Hilgemeier, Staff Planner; Ms. Lindsey Guindi, Director of Strategic Projects; Mr. Frank Clark, Business Liaison; Mr. Cody Cravatt, Development Manager; Mr. James Brown, Airport Manager; Mr. Scott Perkes, Planning Intern.

City of College Station Commission members present: Ms. Jane Kee, Mr. Jim Ross, Ms. Jodi Warner, Mr. Jerome Rektorik, Mr. Kirk Joseph, and Mr. Barry Moore.

City of College Station Commission members absent: Mr. Casey Oldham.

City of College Station Staff Members Present: Mr. Lance Simms, Director of Planning and Development Services; Ms. Molly Hitchcock, Assistant Director of Planning and Development

Services; Mr. Adam Falco, Senior Assistant City Attorney 1; Ms. Katheryn Bradley, Legal Intern; Mr. Kevin Ferrer, Graduate Civil Engineer; Mr. Jason Schubert, Principal Planner; Ms. Jennifer Prochazka, Principal Planner; Ms. Jessica Bullock, Staff Planner; Mr. Mark Bombek, Staff Planner; Ms. Rachel Lazo, Planning Technician; Ms. Laura Walker, Staff Planner; Ms. Madison Thomas, Staff Planner; Ms. Danielle Singh, Transportation Planning Coordinator; and Ms. Brittany Caldwell, Administration Support Specialist.

Chairperson Kee thanked the City of Bryan for hosting this joint meeting of Planning and Zoning Commissions.

3. Staff presentation and discussion regarding the City of Bryan's Coulter Field Business Plan.

James Brown, Airport Manager of Coulter Airfield for the City of Bryan, presented information concerning the City of Bryan's Coulter Field Business Plan.

Mr. Brown discussed:

- Possible renaming of Coulter Field to add a geographic reference to the naming that would assist clients in associating the airport with a geographic location on the map.
- Direct and indirect benefits of Coulter Field to the City of Bryan.
- Future desire to expand the current runway length from 4,000 ft. to 5,000 ft. in order to accommodate growing demand from larger aircraft wanting to utilize Coulter Field.
- Future desire to build and lease additional hanger space to accommodate demand and generate additional revenue.
- Although Coulter Field's budget operates in the red, the indirect benefit to the City of Bryan outweighs the airport's operating costs.
- Coulter Field's goal is to become budget neutral.

In response to questions from Commissioners, Mr. Brown stated:

- Currently, Coulter Field has 100% of their hanger space filled with tenants and has a waiting list to lease hanger space into the future.
- A 5,000 ft. runway is desirable to accommodate larger aircraft that require a longer runway thereby allowing for increased traffic and community benefit.
- The aviation division of TxDOT provides a 90/10 funding ratio for their Capital Improvements Grant Program that provides funding for airport improvements and expansion.
- The possible renaming of Coulter Field would continue to use the historic name of "Coulter"; however the renaming would add a geographic bearing to the name.

4. Staff presentation regarding the City of Bryan's Health and Wellness Area Plan adopted on April 14, 2015.

Lindsey Guindi, Director of Strategic Projects for the City of Bryan, presented information concerning the City of Bryan's Health and Wellness Area Plan.

Ms. Guindi discussed:

- The focus of the Health and Wellness Plan is less on the medical aspect of health care and more on ways to promote community wellness.
- Half of the planning effort cost was paid for by St. Joseph's Medical System.
- Community involvement was a key part of the overall planning process. This included

- multiple meetings and public opinion surveys to gather public input and data.
- The physical design and layout of the plan including planned and proposed property acquisitions.
- A full copy of the Bryan Health and Wellness Area Plan is available online at http://docs.bryantx.gov/planning_development/14022-Health_and_Wellness_Report-ADOPTED-20150414.pdf

In response to questions from Commissioners, Ms. Guindi stated that the population density within the plan area is not anticipated to increase by much, however improvements in the existing multi-family housing should be seen with the implementation of the Plan.

5. Staff presentation and discussion regarding the City of College Stations amendments to the Unified Development Ordinance to allow more than four unrelated individuals to reside together in a single-living unit in Northgate (“Northgate High-Density Dwelling Unit”).

Ms. Jennifer Prochazka, Principal Planner for the City of College Station, presented information concerning amendments to the Unified Development Ordinance to allow more than four unrelated individuals to reside together in a single-living unit in the Northgate district.

Ms. Prochazka discussed:

- Amendments to the Unified Development Ordinance were required in order to allow desired developments that have been proposed within the Northgate area.
- Up to 5 or 6 unrelated individuals are now permitted to live within a single multi-family dwelling in the Northgate area, as long as a sufficient number of bedrooms are provided to allow for each unrelated individual to have their own bedroom.

In response to questions from Commissioners and staff, Ms. Prochazka stated:

- These amendments were just passed last month.
- Developer applications for these types of high-density dwellings are anticipated to be received within the near future.
- Parking requirements in the Northgate district require 75% of the city standard of a minimum of one parking space per bedroom.
- The Northgate district does allow for fourplex housing developments.
- There is no planned expansion of city parking facilities at this time.
- A copy of the amended Unified Development Ordinance is available through the City of College Station’s Planning and Development Services Department.

6. Discussion on future joint meeting agenda items.

Commissioners suggested:

- Update on the BioCorridor
- Update on Easterwood Airport and
- a presentation on changes to the College Station Transportation Plan and its potential impacts on the City of Bryan.

7. Adjourn.

Without objection, Chairperson Hickle adjourned the meeting at 12:50 pm.

Without objection, Chairperson Kee adjourned the meeting at 12:50 pm.

These minutes were reviewed and approved by the City of Bryan Planning and Zoning Commission, as approved on this the 4th day of **June, 2015**.

Martin Zimmermann, AICP
Planning Administrator and Secretary to the
Planning and Zoning Commission

A. S. Hickle, Chairperson
Planning and Zoning Commission
City of Bryan, Texas